

In Re: Case No.: 17-31360
STEVEN LINFANTE
VICTORIA LINFANTE,

Debtor

Chapter: 13_
Judge: John K. Sherwood

NOTICE OF PROPOSED PRIVATE SALE

Steven and Victoria Linfante, Debtors, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court, MLK, Jr. US Courthouse, 50 Walnut Street, 3rd Floor, Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable John K. Sherwood on June 28, 2022 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3D , United States Bankruptcy Court, MLK, Jr. US Courthouse, 50 Walnut Street, 3rd Floor, Newark, NJ 07102

. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 2 Birchtree Dr., Fairfield, NJ 07004

Proposed Purchaser: David Bulmer and Rachel Bulmer

Sale price: \$510,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Scott D. Sherman, Esq.

Amount to be paid: \$1,750.00.00 for representation of Debtors in real estate transaction & \$1,000.00 for representation of Debtors in this motion & \$ 200.00 for representation of Debtors in an Application for Retention of Broker

Name of Professional: Vito Contuzzi

Amount to be paid: 3.99% of Gross Sales Price

Services rendered: Real Estate Broker.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Scott D. Sherman, Esq. – MINION & SHERMAN_

Address: 33 Clinton Road, Suite 105, West Caldwell, NJ 07006

Telephone No.: 973-882-2424

rev.8/1/15

In re:
Steven Linfante
Victoria Linfante
Debtors

Case No. 17-31360-JKS
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Jun 06, 2022

User: admin
Form ID: pdf905

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Total Noticed: 36

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 08, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Steven Linfante, Victoria Linfante, 2 Birchtree Drive, Fairfield, NJ 07004-1814
aty	+ Stern & Eisenberg, 1581 Main Street, Suite 200, Warrington, PA 18976-3403
cr	+ BANK OF AMERICA, N.A., Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437
cr	+ U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER, Phelan Hallinan & Schmieg, PC, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103-1814
cr	+ U.S. Bank Trust National Association, not in its i, Robertson, Anschutz, Schneid, Crane & Pa, 130 Clinton Rd #202, Fairfield, NJ 07004-2927
cr	+ U.S. Bank Trust, N.A., Stern & Eisenberg, PC, 1040 North Kings Highway, Suite 407, Cherry Hill, NJ 08034-1925
517134024	+ STERN & EISENBERG, PC, 485B Route 1 South, Suite 330, Iselin, NJ 08830-3067
517134023	+ Stern & Eisenberg, P.C., 1581 Main Street, Suite 200, Warrington, PA 18976-3403
519570504	+ U.S. Bank Trust National Association, Selene Finance, LP, 9990 Richmond Ave. Suite 400 South, Houston TX 77042-4546
519570505	+ U.S. Bank Trust National Association, Selene Finance, LP, 9990 Richmond Ave. Suite 400 South, Houston TX 77042, U.S. Bank Trust National Association Selene Finance, LP 77042-4546

TOTAL: 10

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jun 06 2022 20:42:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jun 06 2022 20:42:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
lm	+ Email/Text: ECMBKMail@Caliberhomeloans.com	Jun 06 2022 20:42:00	Caliber Home Loans, 16745 W. Bernardo, Suite 300, San Diego, CA 92127-1908
517857915	+ Email/Text: LC-Bankruptcy-RF@loancare.net	Jun 06 2022 20:42:00	American Financial Resources, Inc., c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452-4262
517134012	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jun 06 2022 20:41:00	Bank Of America, Nc4-105-03-14, Po Box 26012, Greensboro, NC 27420-6012
517227621	Email/Text: creditcardbkcorrespondence@bofa.com	Jun 06 2022 20:41:00	Bank Of America, N.A., PO BOX 31785, Tampa, FL 33631-3785
517134013	+ Email/Text: BarclaysBankDelaware@tsico.com	Jun 06 2022 20:42:00	Barclays Bank Delaware, 100 S West St, Wilmington, DE 19801-5015
518681975	+ Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Jun 06 2022 20:42:00	CSMC 2019-RPL9 Trust, Serviced by Select Portfolio Servicing., PO Box 65250, Salt Lake City, UT 84165-0250
518681976	+ Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Jun 06 2022 20:42:00	CSMC 2019-RPL9 Trust, Serviced by Select Portfolio Servicing., PO Box 65250, Salt Lake City, UT 84165-0250, CSMC 2019-RPL9 Trust, Serviced by Select Portfolio Servicing,
517134014	+ Email/Text: ECMBKMail@Caliberhomeloans.com	Jun 06 2022 20:42:00	Caliber Home Loans, In, 13801 Wireless Way,

District/off: 0312-2

User: admin

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Date Rcvd: Jun 06, 2022

Form ID: pdf905

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			Oklahoma City, OK 73134-2500
517134015	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Jun 06 2022 20:49:39	Capital One, Attn: Bankruptcy, Po Box 30253, Salt Lake City, UT 84130-0253
517256121	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jun 06 2022 20:49:39	Capital One Bank (USA), N.A., PO Box 71083, Charlotte, NC 28272-1083
517134016	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jun 06 2022 20:42:00	Comenity Bank/Express, Attn: Bankruptcy, Po Box 182125, Columbus, OH 43218-2125
517134017	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jun 06 2022 20:42:00	Comenity Bank/Victoria Secret, Attn: Bankruptcy, Po Box 182125, Columbus, OH 43218-2125
517134018	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 06 2022 20:49:35	Costco Go Anywhere Citicard, Centralized Bk/Citicorp Credit Card Srvs, Po Box 790040, St Louis, MO 63179-0040
517134019	+ Email/PDF: creditonebknotifications@resurgent.com	Jun 06 2022 20:49:48	Credit One Bank Na, Po Box 98873, Las Vegas, NV 89193-8873
517346492	Email/PDF: resurgentbknotifications@resurgent.com	Jun 06 2022 20:49:34	LVNV Funding, LLC its successors and assigns as, assignee of MHC Receivables, LLC and, FNBK, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
517134020	+ Email/PDF: pa_dc_claims@navient.com	Jun 06 2022 20:49:47	Navient, Attn: Claims Dept, Po Box 9500, Wilkes-Barr, PA 18773-9500
517134021	Email/Text: Bankruptcy.Notices@pnc.com	Jun 06 2022 20:41:00	Pnc Bank, 2730 Liberty Ave, Pittsburgh, PA 15222
517250286	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jun 06 2022 20:49:33	Portfolio Recovery Associates, LLC, c/o Barnes & Noble, POB 41067, Norfolk VA 23541
517134022	Email/Text: collections@profcu.org	Jun 06 2022 20:41:00	Proponent Fcu, 536 Washington Ave, Nutley, NJ 07110
517338515	Email/Text: bnc-quantum@quantum3group.com	Jun 06 2022 20:42:00	Quantum3 Group LLC as agent for, MOMA Funding LLC, PO Box 788, Kirkland, WA 98083-0788
517134025	+ Email/PDF: gecsed@recoverycorp.com	Jun 06 2022 20:49:41	Syncb Bank/American Eagle, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517137716	+ Email/PDF: gecsed@recoverycorp.com	Jun 06 2022 20:49:40	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517324026	+ Email/Text: ECMBKMail@Caliberhomeloans.com	Jun 06 2022 20:42:00	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER, c/o Caliber Home Loans, 13801 Wireless Way, Oklahoma City OK 73134-2500
517244878	+ Email/PDF: ebn_ais@aisinfo.com	Jun 06 2022 20:49:35	Verizon, by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901

TOTAL: 26

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER, Phelan Hallinan & Schmieg, PC, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103-1814

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities

District/off: 0312-2

User: admin

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Date Rcvd: Jun 06, 2022

Form ID: pdf905

Total Noticed: 36

in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 08, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 6, 2022 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor CSMC 2019-RPL9 Trust dcarlon@kmlawgroup.com bkggroup@kmlawgroup.com
Harold N. Kaplan	on behalf of Creditor U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association hkaplan@rasnj.com, informationathnk@aol.com
Marie-Ann Greenberg	magecf@magtrustee.com
Nicholas V. Rogers	on behalf of Creditor BANK OF AMERICA N.A. nj.bkecf@fedphe.com
Scott D. Sherman	on behalf of Debtor Steven Linfante ssherman@minionsherman.com
Scott D. Sherman	on behalf of Joint Debtor Victoria Linfante ssherman@minionsherman.com
Sindi Mncina	on behalf of Creditor U.S. Bank Trust N.A. smncina@raslg.com
Sindi Mncina	on behalf of Creditor U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST smncina@raslg.com
Steven P. Kelly	on behalf of Creditor U.S. Bank Trust N.A. skelly@sterneisenberg.com, bkecf@sterneisenberg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10